



Robinia House Abberley Wood, Great Shelford Cambridge
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Immaculately presented throughout
- Modern open plan lounge / kitchen
- Two well proportioned bedrooms
- Private balcony
- Sought after location
- Can be purchased with no onward chain
- Both 50% and 100% option available

The property features a welcoming entrance hallway leading into a contemporary open-plan lounge and kitchen area, designed for modern living. The living space benefits from access to private balconies, providing a perfect spot to relax or entertain.

There are two well-proportioned bedrooms, along with a stylish family bathroom finished to a high standard.

Offered for sale with no onward chain, this home is ideal for first-time buyers or those looking to step onto the property ladder.



Great Shelford is one of the most desirable villages on the southern edge of Cambridge, known for its strong sense of community, generous green spaces and excellent accessibility.

This apartment enjoys a prime position just a short walk from Shelford railway station, offering quick and convenient travel into Cambridge (around four minutes) and Cambridge South, which serves Addenbrooke's Hospital and the wider Biomedical Campus.

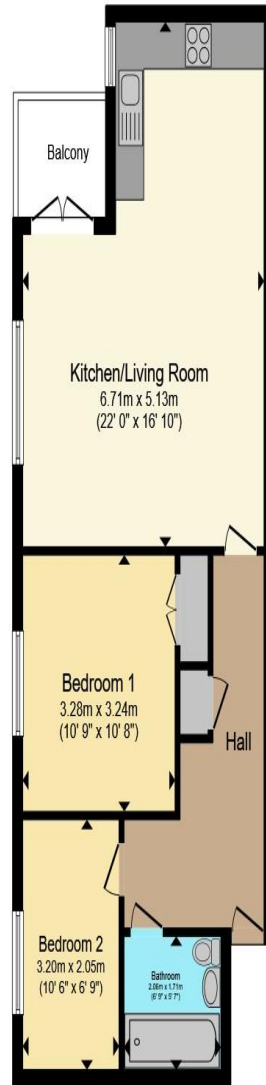
Direct trains to London Liverpool Street and King's Cross also make it an attractive base for regular commuters.

The location is particularly well suited to those working in healthcare, life sciences or technology.

The nearby DNA cycle route provides a safe, traffic-free link to Addenbrooke's and the Biomedical Campus, with further connections into central Cambridge via the guided busway. Granta Park, Babraham Research Campus and several of the region's leading science and research facilities can all be reached easily by bike, public transport or car.

AGENTS NOTE: Places for People Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion.





First Floor

Total floor area 61.7 m² (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Places for People Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01223 844760

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 01223 844760

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103271 - 0001

